

165.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

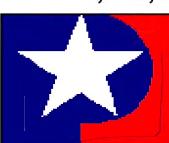
Total Card / Total Parcel

USE VALUE:

1,228,600 / 1,228,600

ASSESSED:

1,228,600 / 1,228,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		APPLETON ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BLAINE CHERYL A	
Owner 2: WALLACE JOHN J	
Owner 3:	

Street 1: 100 APPLETON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: BLAINE CHERYL A -

Owner 2: -

Street 1: 100 APPLETON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 8,284 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1905, having primarily Vinyl Exterior and 3086 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8284		Sq. Ft.	Site		0	70.	0.81	8									467,963						468,000	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	8284.000	749,100	11,500	468,000	1,228,600		108966
							GIS Ref
							GIS Ref
							Insp Date
							08/28/18

## PREVIOUS ASSESSMENT

Parcel ID: 165.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	749,100	11500	8,284.	468,000	1,228,600	1,228,600	Year End Roll	12/18/2019
2019	104	FV	555,000	11700	8,284.	468,000	1,034,700	1,034,700	Year End Roll	1/3/2019
2018	104	FV	560,400	10400	8,284.	414,500	985,300	985,300	Year End Roll	12/20/2017
2017	104	FV	525,600	10400	8,284.	347,600	883,600	883,600	Year End Roll	1/3/2017
2016	104	FV	525,600	10400	8,284.	347,600	883,600	883,600	Year End	1/4/2016
2015	104	FV	460,800	10500	8,284.	300,800	772,100	772,100	Year End Roll	12/11/2014
2014	104	FV	460,800	10500	8,284.	290,800	762,100	762,100	Year End Roll	12/16/2013
2013	104	FV	476,900	10500	8,284.	276,800	764,200	764,200		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRENT SUSAN	31537-373		6/26/2000	Family	125,000	No	No		
CULMONE NANCY	29676-90		1/19/1999	Convenience		1	No	No	Y

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2012	874	Heat App	11,000					INSTALL 3 HYDRONIC
7/13/2012	873	Heat App	10,000					INSTALL 3 HYDRONIC
4/4/2012	329	Renovate	799,950					gut rehab of exist
3/20/2012	261	Inter-De	25,000					
6/2/2003	414	Redo Kit	16,000					
10/3/2002	829	Siding	20,000					
6/17/2002	458	Porch	12,000	C				REBUILD FRONT PORC

## ACTIVITY INFORMATION

Date	Result	By	Name
8/28/2018	Inspected	CC	Chris C
6/25/2018	MEAS&NOTICE	CC	Chris C
1/14/2013	Info Fm Prmt	BR	B Rossignol
5/31/2012	Info Fm Prmt	MM	Mary M
1/12/2009	Meas/Inspect	189	PATRIOT
6/21/2005	Permit Visit	BR	B Rossignol
2/6/2003	External Ins	PM	Peter M
1/10/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 13 - Multi-Garden	2	Rating: Average																									
Sty Ht: 2H - 2 & 1/2 Sty		Rating:																									
(Liv) Units: 2	Total: 2	Rating: Average																									
Foundation: 3 - BrickorStone				A 3QBth				Rating:																			
Frame: 1 - Wood				1/2 Bath:				Rating:																			
Prime Wall: 4 - Vinyl				A HBth:				Rating:																			
Sec Wall: %				OthrFix: 2				Rating: Very Good																			
Roof Struct: 1 - Gable				OTHER FEATURES																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1																			
Color: GRAY				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O																			
View / Desir:				Fpl: 2	Rating: Very Good			Other																			
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper																			
Grade: C+ - Average (+)				CONDO INFORMATION				Lvl 2																			
Year Blt: 1905		Eff Yr Blt:		Location:				Lvl 1																			
Alt LUC:		Alt %:		Total Units:				Lower																			
Jurisdct: G14		Fact: .		Floor:				Totals				RMs: 12	BRs: 4	Baths: 2	HB												
Const Mod:				% Own:				REMODELING				RES BREAKDOWN															
Lump Sum Adj:				Name:				Exterior:				No Unit	RMS	BRS	FL												
<b>INTERIOR INFORMATION</b>				DEPRECIATION				Interior:				1	8	3													
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6	%	Functional:	Additions:				1	4	1													
Prim Int Wall: 2 - Plaster				Economic:				Kitchen: 2003				Baths:															
Sec Int Wall: %				Special:				Plumbing:				Electric:															
Partition: T - Typical				Override:				Heating:				Totals															
Prim Floors: 3 - Hardwood				Total: 4.6 %				General:				2	12	4													
Sec Floors: %				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>											
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 170.00				Rate				Parcel ID	Typ	Date	Sale Price												
Subfloor:				Size Adj.: 0.99024624																							
Bsmnt Gar:				Const Adj.: 0.99989998																							
Electric: 3 - Typical				Adj \$ / SQ: 168.325																							
Insulation: 2 - Typical				Other Features: 118882																							
Int vs Ext: S				Grade Factor: 1.10																							
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000																							
Heat Type: 1 - Forced H/Air				NBHD Mod:																							
# Heat Sys: 2				LUC Factor: 1.00																							
% Heated: 100				Adj Total: 785182																							
Solar HW: NO				Depreciation: 36118																							
% Com Wall				Depreciated Total: 749064																							
<b>MOBILE HOME</b>				Make:	Model:			Serial #:				Year:	Color:			<b>IMAGE</b>											
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 165.0-0001-0001.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
3	Garage	D	Y	1	20X20	G	GD	2012	26.56	T	4.2	104			10,200		10,200										
19	Patio	D	Y	1	18X25	A	AV	2010	3.08	T	7.2	104			1,300		1,300										
More: N																Total Yard Items: 11,500				Total Special Features:				Total: 11,500			